HYDROCARBON DEED AND CONVEYANCE

Somerset County, Pennsylvania

This HYDROCARBON DEED AND CONVEYANCE ("Deed") is executed as of May 28, 2010, but is made effective for all purposes as of 7:00 Central Standard Time on May 1, 2010 ("Effective Time"), by BRC MINERALS LP, a Texas limited partnership whose address is 200 Crescent Ct., Suite 200, Dallas, TX 75201 (the "Grantor"), to and for the benefit of BP MINERAL HOLDINGS II LLC, a Texas limited liability company, whose address is 8117 Preston Road, Suite 260, Dallas, Texas 75225 ("Grantee"), subject to the terms and conditions of that certain Purchase and Sale Agreement dated as of April 30, 2010 ("Purchase Agreement"), by and between Grantor and Grantee. All capitalized terms used herein but not expressly defined herein shall have the meaning ascribed to such terms in the Purchase Agreement.

WITNESSETH:

Grantor, in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged as paid by Grantee to Grantor, has granted, deeded, sold, conveyed, transferred, assigned and delivered, and by these presents does hereby grant, deed, sell, convey, transfer, assign and deliver unto the said Grantee a twenty-five percent (25%) undivided interest (on an eight-eights (8/8ths) basis) in all of the right, title and interest owned by Grantor in and to all oil, gas or other hydrocarbon mineral interests, other rights and interests to oil, gas or other hydrocarbons in place, mineral servitudes in, on or under or that may be produced from the lands described in Exhibit A, attached hereto, and all rights of ingress and egress at all times for the purpose of drilling (either vertically, horizontally or directionally), exploring, producing and marketing oil, gas, and other minerals produced from such rights and interests, and removing the same therefrom and the right to conduct geophysical and other exploratory tests (including core drilling and seismic testing), including the right to use all and any part of the surface of said land as may be necessary or convenient in connection with all of any of said purposes(hereinafter collectively, "Hydrocarbon Interests"); provided, however, the Hydrocarbon Interests shall in no event include any rights or interests in or to the surface of any lands except Grantee's non-exclusive right described above to use the surface overlying the tracts or parcels covering the Hydrocarbon Interests as may be reasonably necessary or convenient and as appropriate under applicable Laws to own, operate, explore and develop the Hydrocarbon Interests.

This Deed is made and accepted to subject to (a) the Purchase Agreement, (b) and all Permitted Encumbrances (as defined in the Purchase Agreement), including, but not limited to any and all rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed and any royalties, overriding royalties, non participating royalty interests, net profits interests, reversionary interests and any other royalty interests described on Exhibit A; it being understood and agreed that said Grantee shall have, receive, and enjoy the herein granted twenty-five percent (25%) undivided interest (on an eight-eighths (8/8ths) basis) in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease or future leases insofar as it covers the lands described on Exhibit A from and after the date hereof. To the extent that there is an express conflict between the terms of this Deed and the Purchase Agreement, the terms of the Purchase Agreement shall govern and control.

TO HAVE AND TO HOLD the Hydrocarbon Interests unto Grantee, its successors and assigns forever with all and singular the rights, privileges and appurtenances thereunto or in any way belonging to said Grantee herein, and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the title to the Hydrocarbon Interests unto Grantee, its successors and assigns, against every person lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, save and except the Permitted Encumbrances.

Except as specifically set forth herein or in the Purchase Agreement, Grantor makes no warranties or representations, express or implied, in connection with the Hydrocarbon Interests and without limiting the generality of the foregoing, GRANTOR (1) MAKES NO AND EXPRESSLY DISCLAIMS ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IN THIS OR ANY OTHER INSTRUMENT, AGREEMENT OR CONTRACT DELIVERED HEREUNDER OR IN CONNECTION WITH THE TRANSACTIONS CONTEMPLATED HEREUNDER OR THEREUNDER AS TO (I) TITLE TO ANY OF THE

HYDROCARBON INTERESTS, (II) THE CONTENTS, CHARACTER OR NATURE OF ANY DESCRIPTIVE MEMORANDUM, OR ANY REPORT OF ANY PETROLEUM ENGINEERING CONSULTANT, OR ANY GEOLOGICAL OR SEISMIC DATA OR INTERPRETATION, RELATING TO THE HYDROCARBON INTERESTS, (III) THE QUANTITY, QUALITY OR RECOVERABILITY OF PETROLEUM SUBSTANCES IN OR FROM THE HYDROCARBON INTERESTS, (IV) THE EXISTENCE OF ANY PROSPECT, RECOMPLETION, INFILL OR STEP-OUT DRILLING OPPORTUNITIES, (V) ANY ESTIMATES OF THE VALUE OF THE HYDROCARBON INTERESTS OR FUTURE REVENUES GENERATED BY THE HYDROCARBON INTERESTS, (VI) THE PRODUCTION OF PETROLEUM SUBSTANCES FROM THE HYDROCARBON INTERESTS, OR WHETHER PRODUCTION HAS BEEN CONTINUOUS, OR IN PAYING OR ANY PRODUCTION OR DECLINE RATES, MAINTENANCE, REPAIR, CONDITION, QUALITY, SUITABILITY, DESIGN OR MARKETABILITY OF THE HYDROCARBON INTERESTS, (VIII) INFRINGEMENT OF ANY INTELLECTUAL PROPERTY RIGHT, OR (IX) ANY OTHER RECORD, FILES OR MATERIALS OR INFORMATION THAT MAY HAVE BEEN MADE AVAILABLE OR COMMUNICATED TO GRANTEE OR ITS AFFILIATES, OR ITS OR THEIR EMPLOYEES, AGENTS, CONSULTANTS, REPRESENTATIVES OR ADVISORS IN CONNECTION WITH THE TRANSACTIONS CONTEMPLATED BY THIS DEED OR THE PURCHASE AGREEMENT OR ANY DISCUSSION OR PRESENTATION RELATING THERETO, AND (2) FURTHER DISCLAIMS ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR CONFORMITY TO MODELS OR SAMPLES OF MATERIALS OF ANY EQUIPMENT. GRANTEE HAS INSPECTED, OR WAIVED ITS RIGHT TO INSPECT THE HYDROCARBON INTERESTS FOR ALL PURPOSES AND SATISFIED ITSELF AS TO THEIR PHYSICAL AND ENVIRONMENTAL CONDITION, BOTH SURFACE AND SUBSURFACE, INCLUDING BUT NOT LIMITED TO CONDITIONS RELATED TO THE PRESENCE, RELEASE, OR DISPOSAL OF HAZARDOUS SUBSTANCES, SOLID WASTES, ASBESTOS AND OTHER MAN MADE FIBERS, AND IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE PARTIES HERETO THE HYDROCARBON INTERESTS ARE BEING TRANSFERRED "AS IS, WHERE IS," WITH ALL FAULTS AND DEFECTS, AND THAT GRANTEE HAS MADE OR CAUSED TO BE MADE SUCH INSPECTIONS AS GRANTEE DEEMS APPROPRIATE.

Grantor agrees to execute any further written instruments deemed necessary or convenient by Grantee, Grantee's successors or assigns to carry out the purposes of this instrument, including but not limited to an instrument that more completely or accurately describes the Hydrocarbon Interests being conveyed herein, division orders, transfer orders, correction hydrocarbon conveyances, and correction of legal description(s).

Except as expressly set forth in Section 6.7 of the Purchaser Agreement, from the First Closing Date until the Final Closing, Grantee shall not, without the prior written consent of Grantor transfer, sell, hypothecate, encumber, lease or otherwise dispose of any of the Hydrocarbon Interests conveyed hereunder.

NOTICE

THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES, OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

The actual consideration paid and the true, full and complete value of the realty conveyed hereby is \$ 1,371,041.49.

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EXHIBIT A HYDROCARBON INTERESTS

[See Attached]

Somerset	111-36.1	8	Somerset	Addison	502-12-12; 502-12-22; 502-12-24; and P/O 502-12-11; 502-12-12	250.000	192.500	192.500 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
	537-111-107	Ą	Somerset	Addison	\$2-13-67	182.000	140.140	140.140 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2112	345	04/27/09
Somerset	537-111-116.2	4	Somerset	Addison	\$02-010-039	127.560	122.86	98.221 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2322	451	04/27/09
Somerset	537-111-98.2	₽.	Somerset	Addison	02-14-47	13.997	10.778	10.778 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2212	451	04/21/09
.000	597-111-98.1	8	Somerset	Addison	02-13-79-4	2.000	1.540	1.540 Pennsylvania Mineral Group II, LLC	BAC Minerals LP	2122	451	04/27/09
Г	537-111-35.2	¥.	Somerset	Black	506-13-07	424.000	326.480	326.480 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
Г	\$37-111-7.1	A	Somerset	Black	5009-015-000-00	309.640	238.423	238.423 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2122	451	04/27/09
	537-111-119.1	A.	Somerset	Black	506-006-052	268.230	206.537	206.537 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2122	345	04/27/09
	37-111-35.1	*	Somerset	Black	502-03-03;	215.000	165.550	165.550 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
Т	537-111-119-3	Æ	Somerset	Black	506-006-048	142.510	109.733	109.733 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2122	345	04/27/09
Г	\$37-111-119.2	¥.	Somerset	Black	\$06-009-020	115.000	88.550	88.550 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2122	345	04/27/09
	537-111-119-5	ă	Somerset	Black	000-000-905	2.020	1.555	1.555 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2212	345	04/27/09
	537-111-119.4	A.	Somerset	Black	\$06-009-019-01	0.520	0.400	0.400 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2122	345	04/27/09
Г	537-111-119.5	ď	Somerset	Black	506-016-031	0.313	0.241	0.241 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2717	345	04/27/09
	537-111-16	4	Somerset	Brothers Valley	\$08-014-009	422.240	162.562	162.562 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2122	345	04/27/09
	537-111-195.5	4 d	Somerset	Brothers Valley	508-0412-001	154.112	118.666	118.666 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2212	451	04/27/09
Somerset	537-111-113.1	8	Somerset	Brothers Valley	508-008-054.2	54.420	41.903	41.903 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2122	451	04/27/09
Somercet	537-111-195.4	*	Somerset	Brothers Valley	508-009-130-001	1.000	0.770	0.770 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2212	451	04/27/09
Г	537-111-195.3	¥.	Somerset	Conemangh	\$12-007-147	21.600	16.632	16.632 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
Г	537-111-94.2	Ą	Somerset	Elk Lick	514-006-097-03	7.500	5.775	5.775 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
	537-111-6	Æ	Somerset	Jefferson	20-007-0048	168.020	129.375	129.375 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	417	04/27/09
	537-111-195.1	₩.	Somerset	Jenner	\$21-10-7	160.000	123.200	123.200 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/22/00
	537-111.131.2	Ą	Somerset	Jenner	\$21.013-053.4	29.560	13.691	13.691 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
	537-111-131.1	a a	Somersel	Jenner	\$21-013-053.5	3.220	1.240	1.240 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
Г	\$37-111-195.2	¥.	Somerser	Jenner	\$21-10-20	0.000	0.000	0.000 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
	537-111-147.1	¥.	Somerset	Larimer	\$23-003-030; \$23-003-030-05	77.390	59.590	59.590 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
	511-111-755	Æ	Somerset	Lincoln	\$24-002-004	36.700	28.259	28.259 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
Г	537-111-115.1	đ	Samerset	Northampton	531-002-018	155.650	119.851	119.851 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
Г	537-111-21	æ	Someriet	Northampton	531-003-001	251.661	96.889	96.889 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2222	345	04/27/09
Г	537-111-8.1	ĕ.	Somerset	Morthampton	003-003-000-00	233.000	89.705	89.705 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2122	345	04/27/09
Г	517-111-117	A A	Somerset	Northampton	531-006-001	166.000	63.910	63.910 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2212	451	04/27/09
	\$37-111-209.1	ĕ.	Somerset	Northampton	\$31-002-021-00	62.216	47.906	47.906 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	275	417	04/27/09
5	627.111.15.1	44	Somerce	Northamoton	531-001-025-03;	53 210	40.972	40.972 Pennsylvania Mineral Group, LLC	d islanding the	2122	345	04/27/09

TOTAL

\$37.11.15.2 PA Somerset Monthampton \$31.001.035.02 18.960 145.53 pennsylvania Mineral Group II, LC \$37.11.15.2 PA Somerset Monthampton \$33.002.19 1.000 0.700 pennsylvania Mineral Group II, LC \$37.11.13.6.1 PA Somerset Quemahoning \$35.006.073 177.20 \$6.422 pennsylvania Mineral Group II, LC \$37.11.13.6.1 PA Somerset Quemahoning \$35.006.073 \$6.20 \$6.266 pennsylvania Mineral Group II, LC \$37.11.13.6.1 PA Somerset \$34.00.0821 \$6.266 pennsylvania Mineral Group II, LC \$37.11.14.2 PA Somerset \$4.10.008-01 \$1.00 \$37.11.14.4 PA Somerset \$4.10.008-01 \$1.00 \$37.11.14.4 PA Somerset \$4.10.008-01 \$3.50 \$37.11.14.1 PA Somerset \$4.10.008-01 \$3.50 \$37.11.14.1 PA Somerset \$4.10.008-01 \$3.50 \$37.11.14.1 PA Somerset \$4.10.008-01 \$3.256 \$37.11.14.1		語 学 が		0.50				· 1000年第二年 1000年	12年	建工工工	爾德	· · · · · · · · · · · · · · · · · · ·
\$17.11.11.12.1 PA Somerater Generater Charmboning \$13.000.19 \$1.000 \$1.770 \$1.000 \$1.770 \$1.000 \$1.770 \$1.00	omerset	537-111-15.2	ă	Somerset	Northampton	531-001-025-02	18,900	14.553 Pennsylvania Mineral Group, LLC	BRC Minerals LP	2212	345	04/27/09
\$17.11.11.14.4 PA Generatet Quembroning \$35.006.073 \$17.77.790 \$68.422 Romeykania Mineral Group II, LLC BKC Minerals P. \$212.2 \$37.111.21.55. PA Semeratet Quembroning \$35.006.073 \$6.320 \$9.530 \$1.000 Romeykania Mineral Group II, LLC BKC Minerals P. \$212.2 \$37.111.21.55. PA Semeratet Shade \$35.90.13 0.000 0.000 Romeykania Mineral Group II, LLC BKC Minerals P. \$212.2 \$37.111.21.22. PA Semeratet \$42.10.08-0.1 \$138.256 \$12.50 Pennsylvania Mineral Group II, LLC BKC Minerals P. \$212.2 \$37.111.21.51. PA Someratet \$42.10.08-0.1 \$138.256 \$12.20 Pennsylvania Mineral Group II, LLC BKC Minerals P. \$12.22 \$37.111.21.51. PA Someratet \$42.00-33 \$1.38 Bennsylvania Mineral Group II, LLC BKC Minerals P. \$12.22 \$37.111.41.51. PA Someratet \$42.00-33 \$1.38 Bennsylvania Mineral Group II, LC BKC Minerals P. \$12.22 \$37.11.14.31. PA Someratet \$42.00-33	omerset	537-111-115.2	Ą	Somerset	Morthampton	531 002-19	1.000	0.770 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2222	451	04/27/09
\$57.11.356 PA Sementate Observation \$35.00-096.00 65.390 \$9.200	omerset	537-111-114.4	*	Somerset	Quemahoning	535-006-073	177,730	68.422 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2112	451	04/27/09
\$17.11.13.5.5 PA Somerace Shade \$39.5-92 \$4.300 Pennykwania Mineral Group II. LC BioC. Minerals IP \$12.22 \$17.11.13.5.7 PA Someracet Someracet 42.10.08.01 132.8.50 Pennykwania Mineral Group II. LC BioC. Minerals IP 212.2 \$17.11.14.1.2 PA Someracet Someracet 42.10.08.01 138.256 Pennykwania Mineral Group II. LC BioC. Minerals IP 212.2 \$17.11.14.1.1.2 PA Someracet Someracet 42.10.08.01 138.256 Pennykwania Mineral Group II. LC BioC. Minerals IP 212.2 \$17.11.1.14.1.1 PA Someracet 50.00-03.3 13.86.00 33.477 Pennykwania Mineral Group II. LC BioC. Minerals IP 212.2 \$17.11.1.14.1 PA Someracet 54.10.7.7 30.480 33.477 Pennykwania Mineral Group II. LC BioC. Minerals IP 212.2 \$17.11.1.14.1 PA Someracet 42.10.7.7 30.480 33.7.40 Pennykwania Mineral Group II. LC BioC. Minerals IP 212.2 \$17.11.14.1.1 PA Someracet 54.10.27 7.	omerset	\$37-111-209	A A	Somerset	Quemohoning	235-006-096-00	65.280	\$0.266 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
\$17.11.15.7. PA Someraset Shade \$59.9-12 0.000 0.000 Pennsylvania Mineral Group II.LC BRC Minerals LP 2.12.2 \$17.11.12.7. PA Someraset 42.2.008-30.1 1.38.256 15.2.6.29 Pennsylvania Mineral Group II.LC BRC Minerals LP 2.12.2 \$17.11.1.5.1 PA Someraset 42.2.008-30.1 1.48.646 57.2.29 Pennsylvania Mineral Group II.LC BRC Minerals LP 2.12.2 \$17.11.1.5.1 PA Someraset \$242.007-236 3.00 23.447 Pennsylvania Mineral Group II.LC BRC Minerals LP 2.12.2 \$17.11.1.4.1 PA Someraset \$42.007-236 3.00 23.344 Pennsylvania Mineral Group II.LC BRC Minerals LP 2.12.2 \$17.11.1.4.1 PA Someraset \$42.00.2 7.96 51.22 Pennsylvania Mineral Group II.LC BRC Minerals LP 2.12.2 \$17.11.1.4.1 PA Someraset \$42.00.2 7.96 51.22 Pennsylvania Mineral Group II.LC BRC Minerals LP 2.12.2 \$17.1.1.4.1 PA Someraset \$42.00.2 7.90 7.32 Pennsylvania Mineral Group II.LC	omerset	537-111-195.6	¥	Somerset	Shade	\$39-5-92	96.350	74.190 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2112	451	04/27/09
\$57.111-132 PA Semeratet Someratet Connected 42.10-008-01 1.12 96.881 Permaylvania Mineral Group II, LLC BRC Minerals LP 2122 \$57.111-442 PA Someratet 542-007-138-00 1.35.850 96.881 Permaylvania Mineral Group II, LLC BRC Minerals LP 2122 \$57.111-115.1 PA Someratet 542-007-138-00 1.35.896 95.881 Permaylvania Mineral Group II, LLC BRC Minerals LP 2122 \$57.111-116.1 PA Someratet 542-007-138-00 490.380 23.478 Permaylvania Mineral Group II, LLC BRC Minerals LP 2122 \$57.111-14.1 PA Someratet 542-00-33 17.360 23.459 Permaylvania Mineral Group II, LC BRC Minerals LP 2122 \$57.111-14.1 PA Someratet 542-00-33 17.360 13.752 Permaylvania Mineral Group II, LC BRC Minerals LP 2122 \$57.111-114.2 PA Someratet 542-00-33 17.360 13.752 Permaylvania Mineral Group II, LC BRC Minerals LP 2122 \$57.111-114.3 PA Someratet 542-00-33 13.560	omerset	\$37-111-195.7	A _d	Somerset	Shade	539-9-12	0000	0.000 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
\$17.11.44.2 PA Somerset \$2.00.28 \$2.00.00.11.LC BRC Minerals LP \$12.2 \$17.11.14.1.5 PA Somerset \$52.007.138.00 \$148.646 \$7.229 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122.2 \$17.11.11.12.1 PA Somerset \$52.007.138.00 \$148.646 \$7.229 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122.2 \$17.11.14.1 PA Somerset \$24.10.7 \$0.480 \$23.547 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122.2 \$17.11.14.3 PA Somerset \$24.10.73 \$0.480 \$23.547 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122.2 \$17.11.14.3 PA Somerset \$24.201.013 \$11.130 \$1.329 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122.2 \$17.11.14.3 PA Somerset \$24.007.207 \$0.30 \$1.170 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122.2 \$17.11.11.12.1 PA Somerset \$24.007.207 \$3.030 \$1.170 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122.2 <td>omerset</td> <td>537-111-132</td> <td>A</td> <td>Somerset</td> <td>Somerset</td> <td>42-10-008-01</td> <td>198.256</td> <td>152.657 Pennsylvania Mineral Group II, LLC</td> <td>SRC Minerals LP</td> <td>2122</td> <td>451</td> <td>04/27/09</td>	omerset	537-111-132	A	Somerset	Somerset	42-10-008-01	198.256	152.657 Pennsylvania Mineral Group II, LLC	SRC Minerals LP	2122	451	04/27/09
\$37.111.75 PA Somerset \$42.007.138-00 148.646 \$7.220 Pennsylvania Mineral Group II, LC abic Minerals LP 2122 \$37.111.16.1 PA Somerset \$42.007-336 \$43.000 \$3.584 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122 \$37.111.11.1.1 PA Somerset \$42.007-306 \$60.400 \$3.254 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122 \$37.11.1.14.3 PA Somerset \$42.007-306 \$60.400 \$3.254 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122 \$37.11.1.14.3 PA Somerset \$42.007-306 \$60.400 \$3.254 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122 \$37.11.1.14.3 PA Somerset \$42.007-307 \$3.00 \$1.370 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122 \$37.11.1.14.3 PA Somerset \$42.007-307 \$3.00 \$1.370 Pennsylvania Mineral Group II, LC BRC Minerals LP \$122 \$37.11.1.14.3 PA Somerset \$42.007-307 \$3.00 \$1.370 Pennsylvania Mineral Group II, LC <t< td=""><td>omerset</td><td>537-111-44.2</td><td>Ad</td><td>Somerset</td><td>Somerset</td><td>42-10-28</td><td>125.820</td><td>96.881 Pennsylvania Mineral Group II, LLC</td><td>BRC Minerals LP</td><td>2122</td><td>451</td><td>04/27/09</td></t<>	omerset	537-111-44.2	Ad	Somerset	Somerset	42-10-28	125.820	96.881 Pennsylvania Mineral Group II, LLC	BRC Minerals LP	2122	451	04/27/09
\$37.111.116.1 PA Somerset \$22.009-031 49.200 37.884 Pennsylvania Mineral Group II.LC BRC Minerals IP 2122 \$37.111.116.1 PA Somerset \$20.000-201 60.400 23.24 Pennsylvania Mineral Group II.LC BRC Minerals IP 2122 \$37.111.44.1 PA Somerset \$20.007-206 60.400 23.24 Pennsylvania Mineral Group II.LC BRC Minerals IP 2122 \$37.111.44.1 PA Somerset \$4.10-37 7.960 6.129 Pennsylvania Mineral Group II.LC BRC Minerals IP 2122 \$37.111.44.1 PA Somerset \$5.011.013 1.130 4.281 Pennsylvania Mineral Group II.LC BRC Minerals IP 2122 \$37.111.116.2 PA Somerset \$4.20.237 3.030 1.170 Pennsylvania Mineral Group II.LC BRC Minerals IP 2122 \$37.111.116.2 PA Somerset \$4.20.03.003 455.007.207 3.155.468 Pennsylvania Mineral Group II.LC BRC Minerals IP 2122 \$37.111.116.3 PA Somerset Soundh \$31.006.003; 35.166 BRC Minerals IP 81.22 <	omerset	537-111-75	Æ	Somerset	Somerset	\$42-007-138-00	148.646	57.229 Pennsylvania Mineral Group II, LLC	and Minerals LP	2212	451	04/27/09
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2 of 2

NOTICE: THE GRANTEE, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS FULLY COGNIZANT OF THE FACT THAT THE GRANTEE MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

GRANTEE:

BP MINERAL HOLDINGS II LLC

By: Drew A. Campbell Title: Vice President

ACKNOWLEDGMENT

STATE OF TEXAS;

COUNTY OF DALLAS; TO-WIT:

On this the 20 day of May 2010, before me Tami J. Napier, the undersigned officer, personally appeared Drew. A Campbell, who acknowledged him/herself to be the Vice President of BP MINERALX HOLDINGS II LLC, a Texas limited liability company, and that he/she as such managing member, being authorized to do so, executed the foregoing instrument on behalf of said company for the purposes therein contained by signing the name of the corporation by him/herself as managing member.

Notary Public in and for The State of Texas Name: **Tami J. Napier** My Commission Expires

This instrument prepared by:

Bryan E. Loocke Bracewell & Giuliani LLP 711 Louisiana, Suite 2300 Houston, TX 75201



Return to:

Attn: Kathryn Ortt

Land & Resource Management, Inc.

900 Core Road

Parkersburg, WV 26104

Given under my hand this do day of May 2010 but effective for all purposes as of the Effective Time.

GRANTOR:

BRC MINERALS LP

BRC MINERALS HOLDINGS LLC, By: its General Partner

By: Name:

Title:

Executive Vice President Financial Officer

and Chief

ACKNOWLEDGMENT

STATE OF TEXAS;

COUNTY OF DALLAS; TO-WIT:

Tami J. Napier On this the Zaday of May 2010, before me the undersigned officer, personally appeared Jonathan A. Siegler, who acknowledged him/herself to be the Executive Vice President and Chief Financial Officer of BRC MINERALS HOLDINGS LLC, a Delaware limited liability company and the general partner of BRC MINERALS LP, a Texas limited partnership, and that he/she as such officer, being authorized to do so, executed the foregoing instrument on behalf of said company for the purposes therein contained by signing the name of the limited liability company by him/herself as such officer on behalf of such limited partnership.

The State of Texas

Name: Tami J. Napier My Commission Expires

[NOTARY SEAL]



REV-183 EX (04-10)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Pald	
Baok Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility exempt. If more space is needed, attach additional sheets.

from tax based on family relationship or pul	olic utility	easement. If	more space is needed, att	ach additional sheets	i.	
A. CORRESPONDENT - All inqu	<u>iries n</u>	nay be dire	cted to the followin			
Name				Telephone Nu		
Sandy DeVaughn			100000000000000000000000000000000000000	(304) 428-		210 Codo
Mailing Address			City		State	ZIP Code 26104
900 Core Road		Parkersburg	4 .55		20104	
B. TRANSFER DATA			C. Date of Accep	otance of Docum	nent	
Grantor(s)/Lessor(s)			Grantee(s)/Lessee(s)	o IIII C		
BRC Minerals LP			BP Mineral Holding Mailing Address	SILLO		
Mailing Address			8117 Preston Road	L Cuita 260		
200 Crescent Ct., Suite 200	State	ZIP Code	City	I, Suite 200	State	ZIP Code
City			Dallas		TX	75225
Dallas	TX	75201	Dalias			TIOLEG
D. REAL ESTATE LOCATION			C's Township Beauty			
Street Address			City, Township, Boroug			
Country	Lechoo	I District	See Attachment	Tax Parcel Number		
County School District			See Attachmen	t		
Somerset E. VALUATION DATA - WAS TR	A 84 C A	CTION DAD	T OF AN ASSIGNM	1		DVIN
				3. Total Consideration	DD	
1. Actual Cash Consideration						
1,371,041.49 4. County Assessed Value		+ = 1,371,041.49 5. Common Level Ratio Factor 6. Fair Market Value				
4. County Assessed Value	1	X =				
C CVCMOTTON DATA	-1-^-					
F. EXEMPTION DATA	Tab D		ntor's Interest in Real Estate	to Barrentage of G	cantor's Int	erest Conveyed
1a. Amount of Exemption Claimed	10. 74	ercentage or Gra	UCOL 2 TUGGESC III WEDI ESPACE	i ic. reitenage or o		
Check Appropriate Box Belo	w for	Exemptio	n Claimed.			
☐ Will or intestate succession.			(Name of Decedent)		/Estate File	e Number)
				all handiniaries !	•	
☐ Transfer to a trust. (Attach cor				all beneficiaries.	,	
Transfer from a trust. Date of the struct was amended attach a	transfer copy of	into the tru: f original and	st amended trust.			
□ Transfer between principal and	agent/	straw party.	(Attach complete copy	of agency/straw	party ag	reement.)
Transfers to the commonwealth demnation. (If condemnation	n, the U	LS. and instr	umentalities by gift, de	edication, condem		
☐ Transfer from mortgagor to a l					nd note/	assignment.)
Corrective or confirmatory dee						
					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
☐ Statutory corporate consolidati			on. (Attach copy of ar	ticles.)		
Other (Please explain exemption	on claim	ned.)		 		
The second secon	4 7 hav		ible statement includ	ling accompanyin	a inform	ation, and to
Under penalties of law, I declare the the best of my knowledge and belief	i, it is t	rue, correct	and complete.			
Signature of Correspondent or Responsible Par	ty		_		Date	
Trinity More		<u></u>				06/03/10

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

TOWNSHIP/SCHOOL DISTRICT	% OF TRANSFER TAX
ADDISON/TURKEYFOOT VALLEY	11:31%
BLACK/ROCKWOOD	29.04%
BROTHERSVALLEY/BERLIN BROTHERSVALLEY	8.27%
CONEMAUGH/CONEMAUGH	.42%
ELK LICK/SALISBURY ELK LICK	.15%
JEFFERSON/SOMERSET AREA	3.33%
JENNER/NORTH STAR	3.53%
LARIMER/MEYERSDALE	1.52%
LINCOLN/SOMERSET AREA	.72%
NORTHAMPTON/ BERLIN BROTHERSVALLEY	15.57%
QUEMAHONING/NORTH STAR	3.03%
SHADE/SHADE-CENTRAL CITY	1.89%
SOMERSET TOWNSHIP/SOMERSET AREA	10.64%
SOUTHAMPTON/MEYERSDALE	4.45%
STONEY CREEK/SHANKSVILLE-STONEYCREEK	1.25%
SUMMIT/MEYERSDALE	<u>4.88%</u>
TOTAL	100%

Book: 2187 Page: 218

SOMERSET COUNTY RECORDER OF DEEDS PATRICIA A. BRANT, RECORDER 300 NORTH CENTER AVENUE SUITE 400

SOMERSET, PENNSYLVANIA 15501

Phone: (814) 445-1547 Fax: (814) 445-1563



RETURN DOCUMENT TO:

LAND & RESOURCE MANAGEMENT 900 CORE RD PARKERSBURG, WV 26104

Instrument Number - 2010005141 Recorded On 6/18/2010 At 1:28:41 PM

- * Instrument Type DEED Invoice Number - 177196
- User ID PAP

\$10.28

- * Total Pages 9
- * Grantor B R C MINERALS
- * Grantee B P MINERAL HOLDINGS II
- * Customer LAND & RESOURCE MANAGEMENT

*	FEES
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STATE TRANSFER TAX \$13,710.41
STATE WRIT TAX \$0.50
JCS/ACCESS TO JUSTICE \$23.50
RECORDING FEES \$21.00
ROD IMPROVEMENT FUND \$3.00
COUNTY IMPROVEMENT FUND \$2.00
AFFORDABLE HOUSING \$10.00
BERLIN-BROTHERS \$1,634.29
VALLEY SCHOOL REALTY TAX
CONEMAUGH TP AREA \$28.79
SCHOOL REALTY TAX
MEYERSDALE AREA SCHOOL \$743.80
REALTY TAX
NORTH STAR SCHOOL \$449.70
REALTY TAX
ROCKWOOD AREA SCHOOL \$1,990.75
REALTY TAX
SALISBURY ELK-LICK \$10.28
SCHOOL REALTY TAX
SHADE-CENTRAL CITY \$129.56
SCHOOL REALTY TAX
SHANKSVILLE-STONYCREEK \$85.69
SCHOOL REALTY TAX
SOMERSET AREA SCHOOL \$1,007.03
REALTY TAX
TURKEYFOOT VALLEY \$775.32
SCHOOL REALTY TAX
ADDISON TOWNSHIP \$775.32
BLACK TOWNSHIP \$1,990.75
BROTHERSVALLEY \$566.93
TOWNSHIP
CONEMAUGH TOWNSHIP \$28.79

ELK LICK TOWNSHIP

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of SOMERSET COUNTY, PENNSYLVANIA

Patricia A. Brant
Recorder Of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



Book: 2187 Page: 218A

JEFFERSON TOWNSHIP	\$228.28
JENNER TOWNSHIP	\$241.99
LARIMER TOWNSHIP	\$104.20
LINCOLN TOWNSHIP	\$49.36
NORTHAMPTON TOWNSHIP	\$1,067.35
QUEMAHONING TOWNSHIP	\$207.71
SHADE TOWNSHIP	\$129.56
SOMERSET TOWNSHIP	\$729.39
SOUTHAMPTON TOWNSHIP	\$305.06
STONYCREEK TOWNSHIP	\$85.69
SUMMIT TOWNSHIP	\$334.54
TOTAL PAID	\$27,480.82